

WEST LAFAYETTE TRAFFIC COMMISSION
WEST LAFAYETTE CITY BUILDING
WEST LAFAYETTE, INDIANA

TIME: 5:00 pm, Wednesday, February 21, 2007

PLACE: West Lafayette Board of Works Room

PRESENT:	Dave Buck	Gil Satterly
	John Cox	Kumares Sinha
	Carrie Ehresman	Boudewijn van Gelder
	Bernadette Farris	John Walker
	Chris Pekny	

VISITORS:	Kyle Betz	Ann Hunt
	Joe Bumbleburg	Greg Napier
	Beth Cook	Josh Nixon
	Wendy Field	Karen O'Farrell
	Jeromy Grenard	Frank Swiss

Chairman Sinha determined there was quorum and called the meeting to order. Mr. Satterly made a motion to approve the January minutes as written, Deputy Chief Walker seconded and the minutes were approved.

NEW BUSINESS:

07-03 Wabash Commons

Mr. Kyle Betz, of Fisher and Associates, brought to the commission a preliminary plat and traffic analysis of a proposed development, Wabash Commons, which will be located at the old K-Mart site. As part of this development the existing K-Mart building will be demolished, the strip mall will be extended to the east, and four outlots for individual uses will be built across the north side of the property. The development will make use of the existing entrances along Sagamore West and Navajo, and will add one additional entrance on Nighthawk. Delivery trucks will use the Sagamore West entrance for the outlot businesses, and the Navajo Street entrance for strip mall deliveries.

Trash for the strip mall will be consolidated into coordinated locations. The new outlots will likely have individual trash areas recessed into their buildings. Mrs. Ehresman stated that restaurants generate a lot of trash, and she's not sure if it's realistic to think they will move all of their trash to central locations. Mr. Swiss, owner of the proposed development, stated he was prepared to deal with issues related to trash removal. The current strip mall businesses have individual trash bins behind their businesses which are visible from Navajo. The proposed development would like to move these trash bins to coordinated locations that can be better screened and maintained.

Visitor Karen O'Farrell is concerned that the proposed development may increase traffic on Indian Trail. She is also concerned that vehicles coming from Sagamore West into the existing bank drive south of Sagamore, stop abruptly and may cause rear-end collisions. Mr. Buck stated he will keep this in mind as they review plans for the Nighthawk entrances. Mr. Betz stated that, based on the traffic study, the proposed development will actually create less traffic than the fully operational K-Mart store.

Mr. Satterly made a motion to approve the conceptual plan as presented and asked that the City Engineer continue to review revisions as they are presented. Mr. van Gelder seconded and the motion passed. Chairman Sinha commented that the development is a welcomed improvement to the existing site.

07-04 Purdue Research Park, Phase III, Part I

Mr. Josh Nixon, with the Schneider Corporation, brought to the commission a preliminary plat of Phase III, Part I of the Purdue Research Park. Phase III is on the north side of Kalberer Road and includes three lots and an extension of McClure Avenue. The extension of McClure Avenue will not be started until Lots 2 & 3 are under construction. Lot 1 will be accessed from Kalberer Road.

Mrs. Farris made a motion to approve the preliminary plat as presented, Mr. Satterly seconded and the motion passed.

07-05 Parking in Hills & Dales

Mr. van Gelder brought to the commission a concern with parking in Hills & Dales, specifically the intersections of Northwestern and Bexley, and Northwestern and Chelsea. Mr. van Gelder stated that school buses coming from Northwestern, and turning onto Bexley or Chelsea, do not have enough room to maneuver around parked vehicles. Mr. van Gelder requested that the Engineer's office determine if there is a need for more yellow curbing at these intersections, and also asked that the police enforce the existing yellow curbing.

NEXT MEETING: 5:00 pm, Wednesday, March 21, 2007.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "D. M. Buck".

David M. Buck, P.E.
City Engineer

DMB/wf